



STAFF REPORT  
*Public Hearing 5-15-18*

AGENDA ITEM #: 18-50  
COUNCIL MTG OF: May 1, 2018  
FROM: Dave Caron, Town Administrator  
OFFERED BY: Planning Department  
PREPARED BY: George Sioras, Planning Director  
SUBJECT: Revisions to the Derry Zoning Ordinance

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**INTRODUCTION:**

To amend Article V, Zoning Map and District Boundaries, Section 165-30, Zoning Map, to remove 7 parcels from the Medium-High Density Residential II zone and add the 7 parcels to the Central Business District, specifically:

18 Maple Street	34 Maple Street	35 Maple Street	37 Maple Street
13 Elm Street	15 Elm Street	19 Elm Street	

**TOWN ADMINISTRATOR COMMENTS**

The Council is encouraged to schedule a public hearing on May 15 and subsequently vote to adopt Ordinance #2018-002.

**BACKGROUND**

Over the last two years both the Derry Town Council and Planning Board worked on their respective Goals and requested staff to review the permitted uses in the existing Industrial and Commercial Districts as well as to review re-zoning of parcels in the town's efforts to expand its commercial and industrial zones. The above referenced zoning amendment continues the ongoing steps in meeting those Goals. Future zoning proposals will be brought forward to both the Planning Board and Town Council in reviewing the specific permitted uses in the Central Business District.

**DISCUSSION**

The purpose of the amendment allows for the Town to explore further what it would like to see developed on the town-owned property (19 Elm Street) as well allow for property owners of the above referenced parcels to redevelop their properties as well as allow for business expansion.

**FISCAL IMPACT**

Higher value and tax base expansion of having properties in the Central Business District.

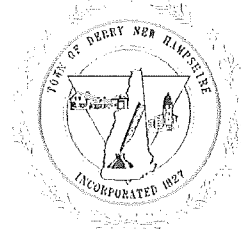
**RECOMMENDED ACTION BY COUNCIL**

Staff recommends that the Town Council approve the attached revision to the Derry Zoning Ordinance as unanimously approved by the Derry Planning Board on April 18, 2018.

**RECOMMENDED MOTION**

I MOVE THAT THE TOWN COUNCIL <adopt Ordinance #2018-002.

*"Derry, New Hampshire's Place to Be"*



**PLANNING DEPARTMENT**

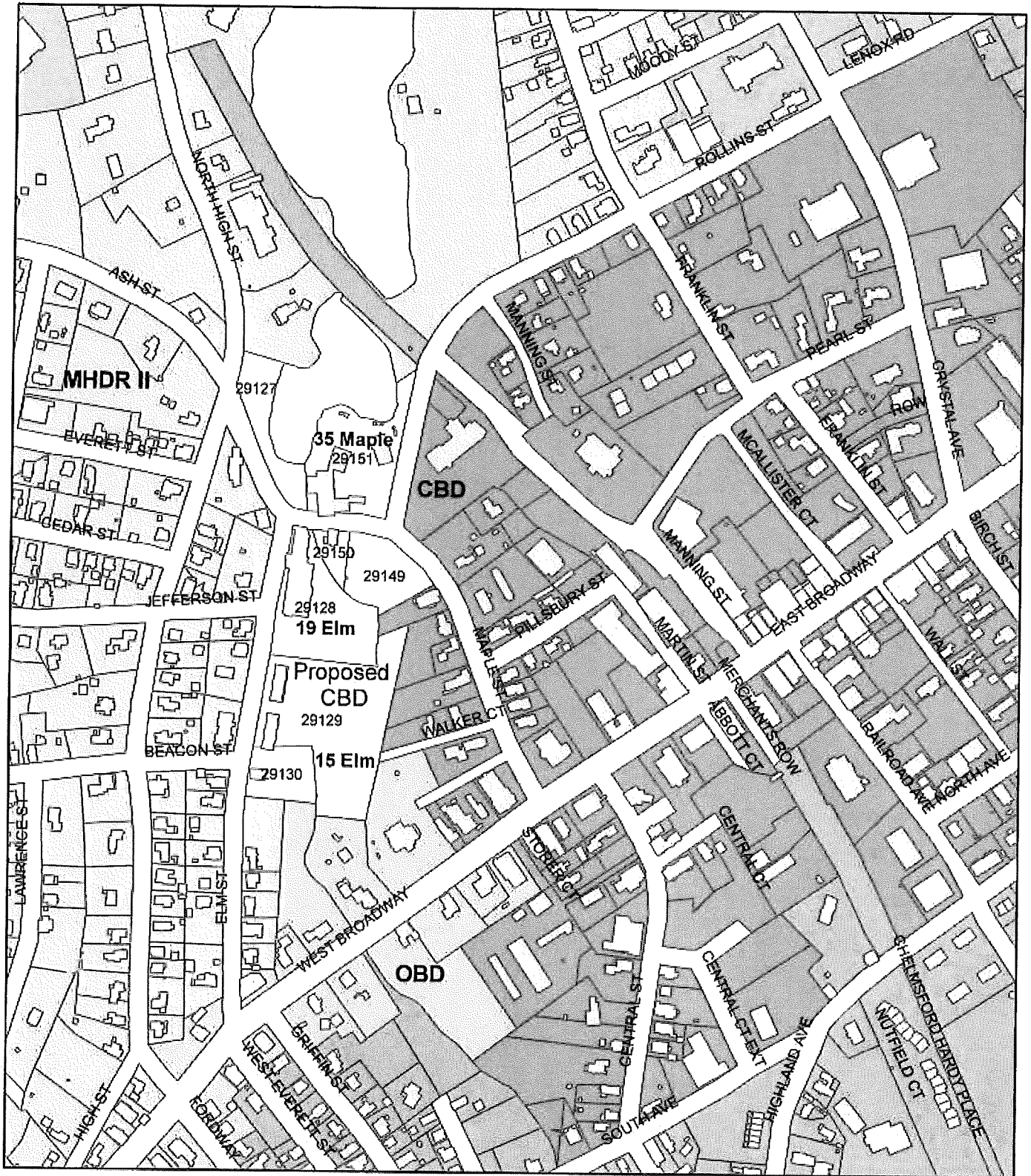
**CERTIFICATE**

The Derry Planning Board hereby certifies to the Clerk of Council of the Derry Town Council that on **April 18, 2018**, the Planning Board, by unanimous vote during a duly noticed public hearing, **APPROVED** the attached revision to the Derry Zoning Ordinance and is hereby forwarding said proposed revision for consideration by the Derry Town Council.

To amend Article V, Zoning Map and District Boundaries, Section 165-30, Zoning Map, to **remove** 7 parcels from the Medium High Density Residential II zone and **add** the 7 parcels to Central Business District, specifically:

18 Maple Street  
34 Maple Street  
35 Maple Street  
37 Maple Street  
13 Elm Street  
15 Elm Street  
19 Elm Street

# Proposed Change to CBD



Proposal is to add 7 properties currently zoned MHDR II to the CBD zone.

- 18 Maple
- 34 Maple
- 35 Maple
- 37 Maple
- 13 Elm
- 15 Elm
- 19 Elm

Meeting 03/07/2018  
 03/21/2018  
 04/04/2018

Public Hearing 04/18/2018